

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, NOVEMBER 15, 2000**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Judith W. Downer, Dranesville District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
John B. Kelso, Lee District  
Ronald W. Koch, Sully District  
Ilryong Moon, Commissioner At Large  
Peter F. Murphy, Jr., Springfield District  
John M. Palatiello, Hunter Mill District  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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**COMMISSION MATTERS**

Commissioner Alcorn announced that there would be another Residential Development and Infill Committee meeting on Thursday, November 16, 2000 at 7:00 p.m. in the Board Conference Room.

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Commissioner Downer, due to notification problems, MOVED TO DEFER THE PUBLIC HEARING ON SE-99-D-043 AND 2232-D99-13, COMMUNITY WIRELESS STRUCTURES II, LLC, TO A DATE CERTAIN OF NOVEMBER 29, 2000.

Commissioner Byers seconded the motion which carried unanimously.

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Commissioner Wilson noted that more time was needed to review the Zoning Ordinance Amendment regarding the proposed Planned Residential Mixed Use District. She therefore MOVED THAT THE DECISION ONLY (ON THAT ITEM) BE FURTHER DEFERRED TO A DATE CERTAIN OF NOVEMBER 29, 2000.

Commissioners Alcorn and Byers seconded the motion which carried unanimously.

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SE-00-M-022 - COSCAN WASHINGTON, INC. (Decision Only)

(The public hearing on this application was held on September 20, 2000. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-00-M-022, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED NOVEMBER 13, 2000.

Commissioner Byers seconded the motion which carried by a vote of 11-0-1 with Commissioner Palatiello abstaining.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE MINIMUM DISTRICT SIZE.

Commissioner Byers seconded the motion which carried by a vote of 11-0-1 with Commissioner Palatiello abstaining.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRAIL REQUIREMENT ALONG ANNANDALE ROAD IN FAVOR OF THE EXISTING SIDEWALK.

Commissioner Byers seconded the motion which carried by a vote of 11-0-1 with Commissioner Palatiello abstaining.

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FSA-L96-18-1 - CELLULAR ONE, 3900 San Leandro Place

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE MODIFICATIONS PROPOSED BY CELLULAR ONE, FOR THE TELECOMMUNICATIONS FACILITY LOCATED AT THE WPIK TOWER, LOCATED AT 3900 SAN LEANDRO PLACE, ARE IN CONFORMANCE WITH RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION UNDER FS-L96-18 ON NOVEMBER 13, 1996. THEREFORE, IT IS RECOMMENDED THAT THE MODIFICATIONS UNDER FSA-L96-18-1, SHOULD BE CONSIDERED A "FEATURE SHOWN" IN ACCORDANCE WITH SECTION 15.2-2232 OF THE CODE OF VIRGINIA, AS AMENDED.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

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FS-Y00-93 - XM SATELLITE, 13065 Fair Lakes Shopping Center

Commissioner Koch MOVED THAT WE CONCUR WITH THE DETERMINATION THAT THE PROPOSED TELECOMMUNICATIONS FACILITY BY XM SATELLITE RADIO FOR THE VIRGINIA POWER TRANSMISSION POLE, LOCATED AT 13065 FAIR LAKES SHOPPING CENTER, IS IN CONFORMANCE WITH RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote.

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ORDER OF THE AGENDA ITEMS

Secretary Harsel set the following order for the agenda items:

1. ZONING ORDINANCE AMENDMENT (Gross Floor Area)
2. RZ-000-MA-031 - SHIRLEY HIGHWAY DISTRIBUTION PARTNERSHIP  
SE-00-M-048 - SHIRLEY HIGHWAY DISTRIBUTION PARTNERSHIP  
SEA-93-M-049 - SHIRLEY HIGHWAY DISTRIBUTION PARTNERSHIP

This order was accepted without objection.

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ZONING ORDINANCE AMENDMENT (Gross Floor Area) - To amend Chapter 112 as follows: Amend the definition of gross floor area to exclude enclosed or structural pedestrian walkways & penthouses enclosing only mechanical equipment. PUBLIC HEARING.

Mr. Daryl Varney, Zoning Administration Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the language on page 2 of the staff report.

In response to a question from Commissioner Byers, Mr. Varney explained that the issue of cellars was a Priority 2 item on the Zoning Ordinance Amendment Work Program.

In response to questions from Commissioner Harsel, Mr. Varney stated that the carts or individual kiosks would be counted in the total square footage allowed for any commercial use. He added that Zoning Enforcement only got involved if a complaint was filed.

Commissioner Smyth concurred with Commissioner Byers that the use of cellars was an issue that should be addressed.

Commissioner Wilson noted that it was her intent to suggest an amendment to the subject proposal to cover the use of kiosks or carts. She added that cellars were a separate issue that needed more work.

Chairman Murphy called for speakers from the audience, but received no response. There being no further comments or questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Wilson for action on this item. (Verbatim excerpts are in the date file.)

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Commissioner Wilson MOVED THAT WE RECOMMEND THAT THE BOARD ADOPT THE PROPOSED ZONING ORDINANCE AMENDMENT ON GROSS FLOOR AREA, AMENDED TO INCLUDE THE WORDS "AND USED" AFTER THE WORD "DESIGNED" IN THE NEXT TO LAST LINE OF THE PROPOSED ZONING ORDINANCE AMENDMENT.

Commissioner Byers seconded the motion which carried unanimously.

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RZ-000-MA-031 - SHIRLEY HIGHWAY DISTRIBUTION

PARTNERSHIP - Appl. to rezone from I-5 to C-6 to permit commercial development with an overall FAR of 0.48 on property located on the N.W. side of General Washington Dr., approx. 900 ft. S. of its intersection w/Bren Mar Dr. on approx. 4.68 ac. Comp. Plan Rec: Industrial. Tax Map 81-1((9))pt. 7. (Concurrent w/ SEA-93-M-049 & SE-00-M-048.) MASON DISTRICT.

SE-00-M-048 - SHIRLEY HIGHWAY DISTRIBUTION PARTNERSHIP

- Appl. under Sect. 9-618 of the Zoning Ord. to permit an increase in FAR on property located at 5650 General Washington Dr. on approx. 4.68 ac. zoned C-6. Tax Map 81-1((9))pt. 7. (Concurrent w/ RZ-2000-MA-031 & SEA 93-M-049.) MASON DISTRICT.

SEA-93-M-049 - SHIRLEY HIGHWAY DISTRIBUTION

PARTNERSHIP - Appl. under Sects. 9-618 & 9-620 of the Zoning Ord. to amend SE-93-M-049 previously approved for a waiver of certain sign regulations to permit an increase in FAR & an increase in land area on property located at 5650 General Washington Dr. on approx. 4.01 ac. Tax Map 81-1((9))pt. 7. (Concurrent w/RZ-2000-MA-031 & SE-00-M-048.) MASON DISTRICT. JOINT PUBLIC HEARING.

RZ-2000-MA-031 - SHIRLEY HWY. DISTRIBUTION PARTNERSHIP  
SE-00-M-048 - SHIRLEY HWY. DISTRIBUTION PARTNERSHIP  
SEA-93-M-049 - SHIRLEY HWY. DISTRIBUTION PARTNERSHIP

November 15, 2000

Ms. Elizabeth Baker, a planner with Walsh, Colucci, Stackhouse, Emrich and Lubeley, reaffirmed the affidavit dated October 18, 2000. There were no disclosures by Commission members.

Mr. Bill Mayland, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Ms. Baker explained that these applications were intended to implement a Plan Amendment approved in June, 2000. She added that the existing Marlo Furniture facility would be altered to allow its use as a retail showroom. She stated that the application had the support of the Mason District Land Use Committee and offered to answer questions.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no comments or questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Hall for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2000-MA-031, SUBJECT TO EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 AND THE BOARD'S APPROVAL OF SE-00-M-048 AND SEA-93-M-049.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-00-M-048, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED NOVEMBER 13, 2000 AND THE BOARD'S APPROVAL OF RZ-2000-MA-031 AND SEA-93-M-049.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, and Wilson not present for the vote.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-93-M-049, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED NOVEMBER 13, 2000 AND THE BOARD'S APPROVAL OF RZ-2000-MA-031 AND SE-00-M-048.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, and Wilson not present for the vote.

RZ-2000-MA-031 - SHIRLEY HWY. DISTRIBUTION PARTNERSHIP  
SE-00-M-048 - SHIRLEY HWY. DISTRIBUTION PARTNERSHIP  
SEA-93-M-049 - SHIRLEY HWY. DISTRIBUTION PARTNERSHIP

November 15, 2000

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE TRANSITIONAL SCREENING REQUIREMENT FOR THE SOUTHERN BOUNDARY OF THE I-5 DISTRICT FROM THE PROPOSED C-6 DISTRICT.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, and Wilson not present for the vote.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE BARRIER REQUIREMENT FOR THE SOUTHERN BOUNDARY OF THE I-5 DISTRICT FROM THE PROPOSED C-6 DISTRICT.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote.

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The meeting was adjourned at 9:11 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins

Approved on: September 12, 2001

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Mary A. Pascoe, Clerk to the  
Fairfax County Planning Commission